

**COUNTY OF EL DORADO  
PLANNING AND BUILDING DEPARTMENT  
ZONING ADMINISTRATOR  
STAFF REPORT**



**Date:** August 5, 2020  
**Item No:** 4.a.  
**Staff:** Bret Sampson

**CONDITIONAL USE PERMIT**

**FILE NUMBER:** CUP18-0011/Gold Nugget Self Storage Expansion

**APPLICANT:** Gary Kniesel

**ENGINEER:** Lebeck Young Engineering, Inc.

**REQUEST:** Conditional Use Permit proposing the expansion of an existing recreation vehicle storage facility (Gold Nugget Self Storage). The proposed expansion would add 52 RV storage spaces to the site.

**LOCATION:** The property is located on the south side of Durock Road, approximately 0.65 mile west of the intersection of South Shingle Road and U.S. Highway 50, in the Shingle Springs area, Supervisorial District 2 (**Exhibit A**).

**APNs:** 109-030-005 and 109-030-006

**ACREAGE:** 3.2 acres

**GENERAL PLAN:** Commercial (C) (**Exhibit B**)

**ZONING:** Community Commercial (CC) (**Exhibit C**)

**ENVIRONMENTAL DOCUMENT:** Categorically Exempt pursuant to Section 15332 (In-Fill Development Projects) and Section 15311 (Accessory Structures) of the California Environmental Quality Act (CEQA) Guidelines.

**RECOMMENDATION:** Staff recommends the Zoning Administrator take the following actions:

1. Find the project to be Categorically Exempt pursuant to Section 15332 (In-Fill Development Projects) and Section 15311 (Accessory Structures) of the CEQA Guidelines; and
2. Approve Conditional Use Permit CUP18-0011, based on the Findings and subject to the Conditions of Approval as presented.

## **EXECUTIVE SUMMARY**

This project includes a Conditional Use Permit for the expansion of an existing recreation vehicle storage facility (Gold Nugget Self Storage). The expansion would add 52 RV storage spaces to the site that currently contains 72 RV spaces. The total combined spaces will be 123 as one existing space is being removed.

## **BACKGROUND**

Prior to the County's comprehensive 2015 zoning code update, the project parcels were zoned Commercial General (CG) and One-acre Residential (R1/A) which allowed the establishment of the existing storage facility and on-site residence as an allowed use. After the 2015 zoning code update, the project parcels were reclassified as Community Commercial (CC) which requires a Conditional Use Permit to operate a self-storage facility. Therefore, this Conditional Use Permit analyzes the expansion area only, and does not analyze the existing uses that were allowed at the time that the existing self-storage began operation.

## **PROJECT DESCRIPTION**

**Site Description:** The approximately 3-acre site is located at the south side of Durock Road, approximately 0.65 miles west of the intersection of South Shingle Road and U.S. Highway 50 (**Exhibit A**). The parcel is flat and cleared of vegetation with a small drainage that bisects the property (Old Mill Creek). The project site is surrounded by the existing Gold Nugget Self Storage and Durock Road to the north, an existing commercial center to the south, and existing residences to the east and west.

**Project Description:** The applicant is requesting a Conditional Use Permit for the expansion of the existing Gold Nugget Self Storage. The existing self-storage contains 72 uncovered RV spaces and the project will add 52 uncovered RV parking spaces (**Exhibit D**). One RV space is being removed so the total number of combined spaces at the site will be 123. The project will expand the existing RV storage to the undeveloped parcel to the south. Grading is being proposed to create the drive aisles, parking spaces, and to connect the property to the neighboring parcel to the north and would occur over an area approximately one-acre in size (**Exhibit E**).

Access to the site will be through the existing RV storage driveway accessing Durock Road to the north. To access the expansion area, a new culvert and drive aisle will be installed to cross Old Mill Creek (**Exhibit E**).

The project also includes the installation of a fire hydrant per the requirements of the El Dorado County Fire Protection District (**Exhibit F**).

The operation includes one full time employee that lives at the existing residence. Operations at the site occur from dawn to dusk and these hours are enforced by the on-site employee and also through the execution of a lease agreement. Due to the nature of the hours of operation, no exterior lighting is being proposed as part of this expansion.

## **STAFF ANALYSIS**

**General Plan Consistency:** The project is located within the Shingle Springs Community Region. The General Plan designates the project site as Commercial (C) (**Exhibit B**). The commercial land use designation is considered appropriate within Community Regions. General Plan Policy 2.2.1.2 identifies the Commercial land use designation as providing a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. As proposed, the project would be consistent with the applicable policies of the El Dorado County General Plan.

**Zoning Ordinance Consistency:** The project site is zoned Community Commercial (CC) (**Exhibit C**). Section 130.22.010 identifies that the CC Zone is intended to provide for the retail sales, office, and service needs of the residents residing within the surrounding community and accommodates the commercial and service needs of visitors to the County. The proposed use of vehicle storage is permitted, subject to approval of a Conditional Use Permit.

Section 130.22.030 of the Zoning Ordinance establishes development standards for projects within the Community Commercial (CC) Zone, including setbacks, maximum building height, and floor area ratio. As proposed, the project is consistent with the development standards of the (CC) Zone District including parking and landscaping requirements.

**Environmental Review:** This project has been found to be Categorically Exempt from the requirements of CEQA pursuant to Section 15332 (Infill Development) and Section 15311 (Accessory Structure) of the CEQA Guidelines. The project consists of grading, paving, installation of a culvert, and installation of 52 RV spaces.

Pursuant to Resolution No. 240-93, a \$50.<sup>00</sup> processing fee is required by the County Recorder to file the Notice of Exemption. The filing of the Notice of Exemption is optional; however, not filing the Notice extends the statute of limitations for legal challenges to the project from 30 days to 180 days.

## SUPPORT INFORMATION

### Attachments to Staff Report:

Findings  
Conditions of Approval

Exhibit A.....Location Map  
Exhibit B.....General Plan Map  
Exhibit C.....Zoning Map  
Exhibit D.....Site Plan  
Exhibit E.....Grading and Drainage Plan  
Exhibit F.....Utility Plan

## **FINDINGS**

### **Conditional Use Permit CUP18-0011/Gold Nugget Self Storage Expansion Zoning Administrator/August 5, 2020**

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

#### **1.0 CEQA FINDINGS**

- 1.1 The project is exempt under the California Environmental Quality Act (CEQA) Guidelines Section 15332 as an Infill Development Project and Section 15311 as an Accessory Structure. First and foremost the project is consistent with the County's applicable general plan designation and all zoning designation regulations. Secondly, the project site is substantially surrounded by urbanized uses and is located on a site of less than 5 acres. The immediate area surrounding the site along Durock Road is in close proximity to the Ponderosa Road/Highway 50 interchange and includes other commercial uses, industrial uses, and residential uses. The culvert is considered an accessory structure to primary operations of the project site.

Specifically, approval of the project would not result in any significant impacts to traffic, noise, and air quality. The County's Department of Transportation waived the requirement to prepare a Traffic Impact Study and On Site Transportation Review due to the fact that a self-storage use for recreational vehicles does not generate substantial traffic and the site currently functions adequately as an existing storage facility. In regards to air quality impacts, the Air Quality Management District determined that an Air Quality Analysis is not required for this project as air quality impacts are not expected to be significant. Noise impacts are also not expected to be significant as an RV storage facility does not typically generate any noise other than RVs being pulled or driven into or out of the site in an infrequent and temporary manor.

Finally, Installation of the culvert would not result in significant biological impacts with adherence to regulatory agency permit requirements. The applicant submitted a Notification of Lake or Streambed Alteration to the California Department of Fish and Wildlife (CDFW) on January 10, 2018. The CDFW responded on May 14, 2018 that the department did not respond within their required timeframe and that the applicant could move forward with the project. The applicant also submitted a pre-construction notification for the Department of the Army Nationwide Permit (NWP). The Department of the Army responded on August 16, 2019 that the project is authorized by Nationwide Permit Number 39, commercial and Institutional Developments. However, the nationwide permit is denied until a water quality certification under Section 401 of the Clean Water Act has been issued or waived by the Regional Water Quality Control Board. Once the CEQA exemption has been posted to the County Clerk and Recorder's Office, the exemption will be sent to the RWQCB for issuance of a water quality certification.

- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department at 2850 Fairlane Court, Placerville, CA.

## **2.0 GENERAL PLAN FINDINGS**

### **2.1 The project is consistent with General Plan Policy 2.2.1.2.**

The purpose of the Commercial (C) land use designation is to provide a full range of commercial retail, office, and service uses.

Rationale: The El Dorado County General Plan designates the subject site as Commercial. The site is the Shingle Springs Community Region and proposes uses including vehicle storage. This use is consistent with the intent of the Commercial land use designation.

### **2.2 The project is consistent with General Plan Policy 2.2.5.2.**

All applications for discretionary projects or permits including, but not limited to, General Plan amendments, zoning boundary amendments, tentative maps for major and minor land divisions, and special use permits shall be reviewed to determine consistency with the policies of the General Plan. No approvals shall be granted unless a finding is made that the project or permit is consistent with the General Plan. In the case of General Plan amendments, such amendments can be rendered consistent with the General Plan by modifying or deleting the General Plan provisions, including both the land use map and any relevant textual policies, with which the proposed amendments would be inconsistent.

Rationale: The project has been reviewed in accordance with General Plan Policy 2.2.5.2 and has been found to be consistent with all applicable policies of the General Plan. As conditioned, the proposal is consistent with the intent of the General Plan, as determined within the General Plan Findings.

### **2.3 The project is consistent with General Plan Policy 2.2.5.21.**

General Plan Policy 2.2.5.21 requires that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses.

Rationale: The proposed use is compatible with the surrounding uses, and will not cause an increase in traffic or services that would impact businesses or residents.

**2.4 The project is consistent with General Plan Policy 2.8.1.1.**

Development shall limit excess nighttime light and glare from parking area lighting, signage, and buildings. Consideration will be given to design features, namely directional shielding for street lighting, parking lot lighting, sport field lighting, and other significant light sources, that could reduce effects from nighttime lighting. In addition, consideration will be given to the use of automatic shutoffs or motion sensors for lighting features in rural areas to further reduce excess nighttime light.

Rationale: The proposed expansion would not include outdoor lighting and operations only occur during daytime hours.

**2.5 The project is consistent with General Plan Policy TC-Xa**

(1) Traffic from residential development projects of five or more units or parcels of land shall not result in, or worsen, Level of Service F (gridlock, stop-and-go) traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county.

Rationale: This is a commercial project, therefore this policy does not apply.

(2) The County shall not add any additional segments of U.S. Highway 50, or any other highways and roads, to the County's list of roads from the original Table TC-2 of the 2004 General Plan that are allowed to operate at Level of Service F without first getting the voter's approval.

Rationale: This is not applicable as the Project is not requesting any modifications to Table TC-2.

(3) and (4). Intentionally blank as noted in the General Plan.

(5) The County shall not create an Infrastructure Financing District unless allowed by a 2/3<sup>rd</sup>s majority vote of the people within that district.

Rationale: This is not applicable as the Project is not requesting the County create an Infrastructure Financing District.

(6). Intentionally blank as noted in the General Plan.

(7) Before giving approval of any kind to a residential development project of five or more units or parcels of land, the County shall make a finding that the project complies with the policies above. If this finding cannot be made, then the County shall not approve the project in order to protect the public's health and safety as provided by state law to assure that safe and adequate roads and highways are in place as such development occurs.

Rationale: The project is not a residential project; therefore this policy does not apply.

**2.6 The project is consistent with General Plan Policy TC-Xb**

Policy TC-Xb ensures that potential development in the County does not exceed available roadway capacity.

Rationale: This policy is not applicable as this policy refers to the County preparing a Capital Improvement Program (CIP), preparing a Traffic Impact Mitigation (TIM) Fee Program, and monitoring traffic volumes.

**2.7 The project is consistent with General Plan Policy TC-Xc**

Policy TC-Xc directs that developer paid traffic impact fees combined with any other available funds shall fully pay for building all necessary road capacity improvements to fully offset and mitigate all direct and cumulative traffic impacts from new development.

Rationale: This policy is not applicable as this policy directs how the County will pay for building the necessary road capacity.

**2.8 The project is consistent with General Plan Policy TC-Xd**

Level of Service (LOS) for County-maintained roads and state highways within the unincorporated areas of the county shall not be worse than LOS E in the Community Regions or LOS D in the Rural Centers and Rural Regions except as specified in Table TC-2. The volume to capacity ratio of the roadway segments listed in Table TC-2 shall not exceed the ratio specified in that table. Level of Service will be as defined in the latest edition of the Highway Capacity Manual (Transportation Research Board, National Research Council) and calculated using the methodologies contained in that manual. Analysis periods shall be based on the professional judgement of the Department of Transportation which shall consider periods including, but not limited to, Weekday Average Daily Traffic (ADT), AM Peak Hour, and PM Peak hour traffic volumes.”

Rationale: This project will not worsen (as defined by General Plan Policy TC-Xe) Level of Service (LOS) for any county- maintained road or state highway.

**2.9 The project is consistent with General Plan Policy TC-Xe**

For the purposes of this Transportation and Circulation Element, “worsen” is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:

- A. A 2 percent increase in traffic during the a.m. peak hour, p.m. peak hour, or daily, or

- B. The addition of 100 or more daily trips, or
- C. The addition of 10 or more trips during the a.m. peak hour or the p.m. peak hour.

Rationale: This project will generate fewer than 10 trips in the peak hour, and fewer than 100 daily trips. The thresholds in criteria A, B or C of this policy are not met and will not worsen.

#### 2.10 **The project is consistent with General Plan Policy TC-Xf**

At the time of approval of a tentative map for a single family residential subdivision of five or more parcels that worsens (defined as a project that triggers Policy TC-Xe [A] or [B] or [C]) traffic on the County road system, the County shall do one of the following: (1) condition the project to construct all road improvements necessary to maintain or attain Level of Service standards detailed in this Transportation and Circulation Element based on existing traffic plus traffic generated from the development plus forecasted traffic growth at 10-years from project submittal; or (2) ensure the commencement of construction of the necessary road improvements are included in the County's 10-year CIP.

For all other discretionary projects that worsen (defined as a project that triggers Policy TC-Xe [A] or [B] or [C]) traffic on the County road system, the County shall do one of the following: (1) condition the project to construct all road improvements necessary to maintain or attain Level of Service standards detailed in this Transportation and Circulation Element; or (2) ensure the construction of the necessary road improvements are included in the County's 20-year CIP.

Rationale: The project would generate less than 10 trips in the peak hour and traffic impact from the project is less than significant. Therefore this policy does not apply.

#### 2.11 **The project is consistent with General Plan Policy TC-Xg**

Each development project shall dedicate right-of-way, design and construct or fund any improvements necessary to mitigate the effects of traffic from the project. The County shall require an analysis of impacts of traffic from the development project, including impacts from truck traffic, and require dedication of needed right-of-way and construction of road facilities as a condition of the development. This policy shall remain in effect indefinitely unless amended by voters.

Rationale: This policy is not applicable as this project does not worsen traffic conditions.

**2.12 This project is consistent with General Plan Policy TC-Xh**

All subdivisions shall be conditioned to pay the traffic impact fees in effect at the time a building permit is issued for any parcel created by the subdivision

Rationale: This project will pay TIM fees at the time a building / grading permit is issued.

**2.13 The project is consistent with General Plan Policy TC-Xi**

General Plan TC-Xi directs the County to coordinate and work with other agencies to plan for the widening of U.S. Highway 50.

Rationale: This policy is not applicable to the project as it is direction to the County to coordinate with other agencies.

**2.14 The project is consistent with General Plan Policy 5.1.2.1.**

General Plan Policy 5.1.2.1 requires a determination of the adequacy of the public services and utilities to be impacted by that development.

Rationale: No increase in demand for public services or utilities is proposed or anticipated.

**3.0 ZONING FINDINGS**

**3.1 The project is consistent with Title 130.**

The Community Commercial (CC) zone provides for retail sales, office, and service needs of the residents residing within the surrounding community.

Rationale: The proposed use is allowed within the Community Commercial (CC) zoning designation with approval of a Conditional Use Permit.

## CONDITIONS OF APPROVAL

### **Conditional Use Permit CUP18-0011/Gold Nugget Self Storage Expansion Zoning Administrator/August 5, 2020**

#### **Planning Services**

##### **1. Project Description**

This Conditional Use Permit is based upon and limited to compliance with the project description, the following hearing exhibits, and conditions of approval set forth below.

**Conditional Use Permit for the expansion of an existing RV Storage facility that would increase the RV storage spaces from 72 to 123 total spaces.**

Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description and the hearing exhibits above and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

2. To ensure proper screening of on-site uses from adjacent residences, the property owner shall install a vegetative screening buffer along the eastern and western property boundary in the expansion area. This screening shall be installed from the 10 foot grading setback line to Old Mill Creek shown on the site plan and travel south along the eastern and western property boundaries and terminate at the southern property boundary. Vegetative screening shall only be required in these areas where there are no existing trees or shrubs. This vegetative screening buffer shall comply with the Department of Water Resources updated Model Water Efficient Landscape Ordinance (MWELo) and County Code Section 130.33 (Landscaping Standards). The size, location, and species shall be approved by the planning department prior to the issuance of a grading permit. The property owner shall be responsible for the proper maintenance of the screening buffer until such time as the vegetation has been established.

In addition to the vegetative screening buffer, the property owner shall install and maintain green slats in the existing 6-foot tall chain link fence along the western and eastern property boundaries in the expansion area. The slats will ensure that the fence line in the expansion area is not transparent for adjacent residences.

3. The project shall incorporate all regulatory permits and agreements between the project and any State or federal agency into project grading and improvement plans prior to the start of construction of improvements. To ensure regulatory compliance during construction of the culvert crossing of Old Mill Creek, the property owner shall adhere to all requirements stipulated by relevant regulatory agencies including but not limited to the California Department of Fish and Wildlife (CDFW), the United States Army Corps of Engineers (USACOE), and the Regional Water Quality Control Board (RWQCB). This includes obtaining a water quality certification from the Regional Water Quality Control Board prior to grading the site or installing the culvert.
4. No activity authorized by this Conditional Use Permit may commence until relevant conditions of approval have been complied with in full as determined by the Director.
5. Any proposed changes to the approved site plan shall be submitted to the Planning and Building Department Director for review and approval. Minor changes may be approved by the Director.
6. In Compliance with County Code Section 130.54.060, implementation of the project must occur within 24 months of approval of this Conditional Use Permit or the permit becomes null and void. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with conditions of approval.
7. The applicant shall submit to Planning Services a \$50.00 recording fee prior to filing of the Notice of Exemption by the County. Please submit check for the total amount to Planning Services and make the check payable to El Dorado County. No permits shall be issued until said fees are paid.
8. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The developer and land owner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a conditional use permit.

9. The following shall be incorporated as a note on the improvement plans: In the event archeological resources are discovered during and construction activities, the applicant shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place. If the find is determined to be a “unique archaeological resource”, contingency funding, and a time allotment sufficient to allow recovering an archaeological sample or to employ one of the avoidance measures may be required under the provisions set forth in Section 21083.2 of the Public Resources Code.

Construction work could continue on other parts of the project site while archaeological mitigation takes place.

If the find is determined to be a “unique archeological resource”, the archaeologist shall determine the proper method(s) for handling the resource or item in accordance with Section 21083.2(b-k). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken or the site is determined a “non-unique archeological resource”.

10. In the event of the discovery of human remains, all work shall cease and the County coroner shall be immediately notified pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The Coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the Coroner of the discovery or recognition of the human remains. If the Coroner determines that the remains are not subject to his or her authority and if the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

11. In the event of any change of ownership of either subject parcel (APN 109-030-05/APN 109-030-06) or any change in primary or accessory use, it is the responsibility of the future property owners to ensure all changes are consistent with this Conditional Use Permit, the El Dorado County General Plan, Zoning Ordinance, and all applicable standards in place at such time.

### **Department of Transportation**

12. The project shall pay Traffic Impact Mitigation Fees based upon new rentable space paid prior to issuance of a grading permit.
13. The project shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from DOT and pay all applicable fees prior to filing of the final map. The project shall ensure the project improvement plans and grading plans conform to the County Grading, Erosion and Sediment Control Ordinance, Grading Design Manual, the Drainage Manual, Storm Water Ordinance (Ord. No. 5022), Off-Street Parking and Loading Ordinance, all applicable State of California Water Quality Orders, the State of California Handicapped Accessibility Standards, and the California Manual on Uniform Traffic Control Devices.
14. The project is required to construct post construction storm water mitigation measures to capture and treat the 85<sup>th</sup> percentile 24 hour storm event as outlined in the CA Phase II MS4 Permit and the County's West Slope Development and Redevelopment Standards and Post Construction Storm Water Plan. Show detention and or retention facilities on the project improvement plans to fully mitigate and increased runoff peak flows and volumes in accordance with the County Drainage Manual. As an alternative to treating the entire project with a regional treatment system, the project may propose distributed source control measures to be constructed for the roadways, any other impervious surfaces and on each lot with the individual lot building permits to achieve the same effect. In which case, a deed restriction shall be recorded with the final map to ensure construction of individual lot source control measures.
15. The project shall prepare and submit a Geotechnical Report with the Project Grading or Improvement plans for review by the County Engineer. The project shall incorporate the finding of the Report into Grading and Improvement Plans.
16. The project shall include a storm water quality message stamped into the concrete on new or reconstructed drainage inlets, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. The project shall obtain approval of the proposed message from the County Engineer prior to construction

### **El Dorado County Fire District**

17. The project shall receive approval of the location of a fire hydrant from the El Dorado County Fire District and the hydrant shall be installed and functioning prior to operation of the expansion area of the project site.

### **Air Quality Management District**

18. The project shall obtain an approved Asbestos Dust Mitigation Plan from the Air Quality Management District prior to issuance of a Grading Permit for the expansion area.